



TO LET

The Former Red
Squirrel, Ince Blundell,
Liverpool, L38 5DA

- Substantial Former Public House
- Set in Ground of Nearly 2 Acres with Extensive Car Parking Provision
- Main Arterial Route
- Total Approx GIA: 450.5 sq.m (4,850 sq.ft)

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Location

The property is situated fronting onto Scaffold Lane which forms part of the A565, a busy dual carriageway and main arterial route linking surrounding towns such as Formby and Crosby to Liverpool City Centre approximately 9 miles south. Immediate surrounding area of Ince Blundell provides a semi rural residential area with nearby local amenities such as a Spar Convenience Store and Starbucks Drive Thru.

The Property

The property comprises a substantial, detached former public house with capacity for circa 90-100 covers. Internally, the property benefits from an effectively open plan trading area, catering kitchen with wash area and walk in refrigeration to the rear of the premises. The upper floors comprises staff room and office provision including WC and kitchenette with private living accommodation of 2 bedrooms, living room and bathroom. Externally, the on site car parking provides provision for approximately 65-70 vehicles and outside seating provision set in substantial grounds of nearly 2 acres

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Gross Internal Area:

450.5 sq.m (4,850 sq.ft)

Tenure

The premises are available to let by way of a new Full Repairing and Insuring lease, for a term to be agreed.

EPC

The property has an Energy Performance Rating of D77. A full copy of the EPC is available upon request.

Rates

Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Rent

£60,000 per annum, exclusive of service charge, buildings insurance, rates and all other outgoings.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 /
Contact: Tom Pearson
(tom.pearson@skrealestate.co.uk)

